



CITY OF DETROIT
REQUEST FOR PROPOSALS
RACKHAM GOLF COURSE
10100 WEST TEN MILE ROAD

**City of Detroit
Request for Proposals
Rackham Golf Course
Size: 5,258,095 sq. ft. or 120.7092 acres**

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Section I Purpose of the Request For Proposal

The City of Detroit's Planning and Development Department (P&DD) is seeking proposals from qualified entities for the purchase of a 120.7092 acre site upon which the Rackham Golf Course is located. The golf course is located at 10100 W. Ten Mile Road in the City of Huntington Woods. Rackham Golf Course is bounded by Scotia Avenue (west), Ludlow Avenue (north), Detroit Zoo (east) and the Walter P. Reuther (I-696) Expressway (south) (see attached map).

The intent of this Request for Proposal is to retain an experienced and qualified Developer who has the potential and financial capacity to purchase the Rackham Golf Course for the existing use or demonstrate the ability to obtain re-zoning for other uses. The selected Developer must be experienced, effective and have the necessary financial capabilities to purchase the property. The submission requirements are shown under Sections VI and V.

Section II BACKGROUND

The City of Detroit's Planning and Development Department is accepting Proposals from qualified Developers for the purchase and development of City-owned property located at 10100 W. Ten Mile Road in the City of Huntington Woods. Rackham Golf Course was designed by Donald Ross in 1925, with 9 holes revised by Jerry Matthews in 1985. Course includes a 1930's style clubhouse with inlaid Pewabic tiles and many mature trees on site. The subject site is located directly adjacent to the Detroit Zoo and is convenient to the Walter P. Reuther (I-696) Expressway.

MINIMUM BID PRICE

The City of Detroit has established a minimum bid price of \$6,250,000 for the sale of the Rackham Golf Course, located at 10100 W. Ten Mile Road. In the event that the respondent is able to remove the deed restriction, the City of Detroit will require a minimum of \$5,000,000 in additional compensation.

Section III

PROPERTY DESCRIPTION

Section III-A Identification of Property (Legal Description)

Exhibit A Rackham Golf Course

Land in the City of Huntington Woods, County of Oakland, State of Michigan, being part of the S.E. one quarter of Section 20, T.1N.,R.11E., formerly known as Lots 1222 thru 2127 inclusive of "Bronx Subdivision," as vacated by decree of the Oakland County Circuit Court on May 31, 1922; Being more particularly described as follows:

Commencing at the south quarter corner of Section 20, T.1N.,R.11E.; thence N. $02^{\circ}33'21''$ W. along the north-south quarter section line, 221.65 feet to a point on the northerly right of way line of Interstate 696, (Walter P. Reuther Freeway); thence S. $89^{\circ}07'21''$ E. along said line, 43.08 feet to a point on the easterly line of Scotia Road, as widened to 86 feet by the Village of Huntington Woods, in 1928, adopted by the City of Detroit and recorded on September 25, 1928 in J.C.C. Pages 2577-2578, said point being the point of beginning of the above described parcel; thence N. $02^{\circ}33'21''$ W. along the easterly line of Scotia Rd., 1932.36 feet to a line which is 50.0 feet south of the north line of Ludlow Ave., thence N. $87^{\circ}39'07''$ E. along said line, 2661.39 feet; thence S. $01^{\circ}47'44''$ E. along the easterly line of Section 20, 2126.68 feet; thence along the northerly right of way line of Interstate 696 for the remaining six courses, beginning with a curve, concave to the north, having an arc length of 285.02 feet, a radius of 1882.96 feet and a long chord of 284.75 feet which bears N. $84^{\circ}19'15''$ W., to a point of tangency; thence N. $79^{\circ}59'04''$ W., 198.86 feet to a point of curvature; thence 835.05 feet along the arc of a curve, concave to the south, having a radius of 3941.72 feet and a long chord of 833.49 feet which bears N. $86^{\circ}03'12''$ W. to a point of tangency; thence S. $87^{\circ}52'39''$ W., 888.65 feet to a point of curvature; thence 298.59 feet along the arc of a curve, concave to the north, having a radius of 5702.58 feet and a long chord of 298.55 feet which bears S. $89^{\circ}22'39''$ W. to a point of tangency; thence N. $89^{\circ}07'21''$ W., 142.36 feet to the point of beginning, containing 5,258,095 square feet or 120.7092 acres more or less.

There is an existing deed restriction that the property be maintained as a public golf course.

Section III-B**Land Area**

C 10100 W. Ten Mile Road Approximately 5,258,095 sq. ft. or 120.7092 acres more or less

Section IV**RELEVANT EXPERIENCE**

- j Experience in land development, residential development, and/or golf course development;
- q Experience with master planning and development.

Section V**DIRECTIONS FOR SUBMISSION**

The required submission of the Statement of Proposal must be submitted in a three hole binder with tabbed numbers for each identified section. All materials must be submitted in an 8.5" x 11" format. To be deemed responsive and eligible for consideration, respondents must submit an original, clearly marked proposal, containing original signatures in blue ink, along with 6 copies and one 3.5" floppy disk (electronic format) either Microsoft Word 97 or Corel Word Perfect 8 in a sealed carton to the Planning & Development Department by the designated time, without exception.

Proposals sent by overnight delivery service will be considered timely filed if date stamped at least one (1) day before the date set for receipt of proposals and time stamped at a time that should have, pursuant to the express policy of the overnight delivery service used, permitted delivery at the date, time and place set for receipt of proposals. The burden of proof to establish timely filing of a proposal by overnight delivery service shall be solely upon the entity or person submitting the proposal. It is the respondent's obligation to ensure the required submission arrives in a timely manner at the specified location. Any proposal, which is not properly marked, addressed or delivered to the submission place, in the required form, by the required submission date and time will be ineligible for consideration.

Faxed submissions of the Statement of Proposals will not be accepted. Once received by Welcome Center of the Planning & Development Department, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted in writing to the Welcome Center at the address listed below. No information concerning this solicitation or request for clarification will be provided in response to telephone calls. All requests for information must be received in the Welcome Center of the Planning & Development Department no later than Tuesday, August 8, 2006.

All expenses involved with the preparation and submission of the Request for Proposal to the City of Detroit, or any work performed in connection therewith shall be assumed by the developer. No payment will be made by the City of Detroit for any responses received, nor for any other effort required of or made by the developer prior to commencement of work.

Section VI SUBMISSION REQUIREMENTS

Your response must be signed by an official authorized to bind your firm or team to its provisions, and must state the names, addresses, and phone numbers of all persons authorized to negotiate the proposed project.

Statement of Proposals submissions must include the following information in the order listed which will serve as the Statement of Qualifications:

11. A general description of the Proposer's organization and current and past development activities. A letter should acknowledge the participation of each team member and authorize the respondent to utilize its qualifications to compete for the Rackham Golf Course site.
2. Names and resumes of key personnel who will constitute the respondents team under this request.
2. Banking reference.
2. The respondent should also identify specific actions that will be taken to insure that MBE/WBE (Minority Business Enterprise/Women Business Enterprise) goals are met. The respondent must also be willing to adhere to Executive Orders 2003-3, 2003-4, and 2003-5 and demonstrate a willingness to work with the City of Detroit in order to receive all necessary reviews.
2. The annual audited corporate financial statements and un-audited year to date financial statement for the most recent month end for all entities comprising the development team. The financial statements should include evidence of financial capacity and resources to complete the acquisition. These documents shall be submitted in a sealed envelope clearly marked "confidential."
2. Any financial commitments or projections not otherwise shown above.

Section VII SELECTION PROCESS

Any individual, team, or firm is encouraged to submit proposals. However, the City of Detroit Planning and Development Department reserves the right to select those individuals deemed qualified to purchase the 10100 W. Ten Mile Road property.

The major criteria for selecting an entity will be the submission of an economically sound proposal that incorporates efficient use of the site and complies with the objectives stated previously. A qualified entity is an individual or legal entity which, in the opinion of P&DD, possesses the experience and financial resources necessary to successfully undertake and complete the development of the site within the requirements of federal and local laws and regulations.

The final selection will be made based on the overall qualifications, presentation, past performance, corporation financial soundness, references, and information provided in the Statement of Proposals. Once the selection process is complete, the Proposer will be expected to enter into a purchase agreement with the City of Detroit Planning & Development Department.

Section VIII RESERVATION OF RIGHTS

The City of Detroit reserves and may exercise the right to request one or more of the Proposers to provide additional material, clarification, confirmation or modification of any information in the submission, and can supplement, amend, substitute, cancel, or otherwise modify this Request for Proposal anytime prior to the selection of one or more developers.

Please Note: All Property will be sold “AS IS”

Prospective candidates are hereby notified that the Planning and Development Department has not investigated the environmental condition of any of the properties included in this Request for Proposals. Various Federal, State, or other City agencies may have information regarding the environmental condition of 10100 W. Ten Mile Road. Each firm is encouraged to conduct its own due diligence regarding the environmental condition of the property which that firm proposes to acquire and is notified that the property may be the subject of environmental contamination. The City of Detroit makes absolutely no warranty or representation regarding the environmental condition of the site offered within this Request for Proposal.

Section IX SUBMISSION DEADLINE

To be considered, all Request for Proposals must be delivered to the Planning and Development Department, Development Division, located at 65 Cadillac Square, Welcome Center, 2nd Floor, Detroit, Michigan, before 3:00 p.m. local time, Tuesday, August 8, 2006. The responsibility of getting the Request for Proposals to the Development Division rests entirely with the person or persons submitting the request.

Request for Proposals may be obtained from the Planning & Development Department, Welcome Center, 65 Cadillac Square, 2nd Floor, Detroit, Michigan 48226 beginning, Tuesday, July 25, 2006 through Tuesday, August 8, 2006 weekdays between 9:00 a.m. and 4:00 p.m. excluding holidays.

Section X REQUEST OF PROPOSALS TIMETABLE

<u>ACTIVITIES</u>	<u>DATE</u>
Request for Proposals Available for Distribution:	July 25, 2006
Deadline for Receipt of Proposals:	August 8, 2006

For further information and/or submission of the Statement of Proposals please contact:

**City of Detroit
Planning & Development Department
Welcome Center
65 Cadillac Square, 2nd Floor
Detroit, MI 48226
(313)628-5650
Attn: Chidi Nyeche, Manager II
Rackham Golf Course- Response**